



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
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PLANNING BOARD MINUTES

Rebecca Cooper and Gerard Amaral absent

Council Chambers, 93 Highland Avenue at Somerville City Hall, Somerville MA
Thursday, April 18, 2019
6:00 P.M.

Previously Opened Cases Continued to a Future Date

<u>346 Somerville Avenue (PB 2019-08):</u>	
Applicant:	346 Somerville Avenue, LLC
Property Owner:	Palmac Realty Corp
Agent:	Richard DiGirolamo
Legal Notice:	Applicant, 346 Somerville Avenue, LLC, and Owner, Palmac Realty Corp, seek Special Permits and Special Permit with Site Plan Review (SPSR) to construct a 100-unit residential structure with inclusionary housing. SZO sections and articles including §4.4.1, §8.5, §7.11, Article 9, Article 13. CCD55 zone. Ward 2.
Date(s) of Hearing(s):	3/7, 4/4
Staff Recommendation:	None at this time.
PB Action:	Voted on March 7, 2019 to continue to May 2, 2019.
Current Status:	Continued to May 2, 2019.

Previously Opened Cases to Request a Continuance

<u>176-182 Broadway (PB 2017-22)</u>	
Applicant:	Yihe Patsy's Corporation
Property Owner:	Yihe Patsy's Corporation
Agent:	Richard DiGiralomo
Legal Notice:	Applicant and Owner, Yihe Patsy's Corporation, seeks a Special Permit with Site Plan Review (SPSR) to construct a 26-unit mixed-use building with commercial space along the street frontage and residences above. CCD-55 zone. Ward 1.
Date(s) of Hearing(s):	6/21, 8/23, 10/4, 11/8, 11/29, 12/13, 1/9, 1/24, 2/7, 2/21, 3/7, 3/21, 4/4, 4/18
Staff Recommendation:	Conditional approval
PB Action:	Voted on April 18, 2019 to continue to May 16, 2019.
Minutes:	No discussion.

<u>300 Somerville Avenue (PB 2018-21):</u>	
Applicant:	Elan Sassoon
Property Owner:	300 Somerville Avenue, LLC
Agent:	Richard DiGirolamo
Legal Notice:	Applicant, Elan Sassoon, and Owner, 300 Somerville Avenue, LLC, seek Special Permits, Special Permit with Design Review and Special Permit with Site Plan Review to convert an existing church structure to 10 residential units with first floor commercial through the internal re-configuration of existing space and construction of additions/Gross Floor Area. Relief under SZO §4.4.1, 7.11, Article 9 and Article 13. CCD-55 zone. Ward 2.
Date(s) of Hearing(s):	3/21, 4/4, 4/18
Staff Recommendation:	No recommendation at this time.
PB Action:	Voted on April 18, 2019 to continue to May 2, 2019.
Minutes:	No discussion.

Previously Opened Cases That Will Be Heard:

10-50 Prospect Street (PB 2019-03)	
Applicant:	Union Square RELP Master Developer LLC
Property Owner:	The City of Somerville and the Somerville Redevelopment Authority
Agent:	Not Available
Legal Notice:	Applicant, Union Square RELP Master Developer LLC and Owners, the City of Somerville and the Somerville Redevelopment Authority, seek Design & Site Plan Review under SZO §5.4 and SZO §6.8 to create an alley on Block D2 (as identified in the Union Square Revitalization Plan and the Union Square Neighborhood Plan) as proposed in the previously approved Coordinated Development Special Permit. TOD 100 and CCD 55-C underlying zoning district. Union Square Overlay District and CC7, HR, and MR4 sub districts. Ward 2.
Date(s) of Hearing(s):	4/4, 4/18
Staff Recommendation:	None at this time.
PB Action:	Voted on April 18, 2019 to continue the application to May 2, 2019.
<p>Dan Bartman and the Director of US2 provided an overview of the project.</p> <p>Public Testimony:</p> <p>Wig Zamore, 13 Highland Avenue: Is still in opposition of the alley and the long garage.</p> <p>Bill Shelton, 65 Boston Street: The alley should be considered together with the parking structure. We need Underground parking.</p> <p>Stuart: The branding of the alley as a minor piece. There are significant issues with the parking structure.</p> <p>Mark Niedergang: This project needs to be looked at with a larger scope. He urges the applicant to seek continuance until issues such as underground parking, open space etc. are resolved. It would be a terrible mistake to rush this.</p> <p>Simon Hill: The T Station into the center part of the Square for the city center, the design into the lab building. There are issues there. We need to get this right, and find a vision of how we see the city center.</p> <p>Tori Antonino: 65 Boston Street: The presentation of a single slide is concerning. Who will be using the alley way? Will cars be able to use this alley? She wishes there was more information.</p> <p>Rob Bucannon, 16 Wesley Park: The alley and thoroughfare has been controversial. Is it an alley or is it a road? He has written to the Planning Board. There are many ways this development can have a positive outcome of the community. We have not seen the plans yet. The D2 applications should be considered holistically.</p> <p>Joseph Favaloro: I would like to hear where we are at regarding the above ground garage.</p> <p>Dorothy Kelly Gay: Does not want to sound redundant. We have to know more about the project from last week before we can already started looking at this. Our expectations are very high. US2 has not come close to what she was expecting. She would like to think that when we have the opportunity to do something spectacular we would do it. She is concerned with the alley way. There is not nearly enough information. If it would preclude us from underground parking, then she would like to hear what US2 suggests regarding parking. Amelia Aboff echoes the concerns of her colleagues.</p> <p>Michael Capuano: It has to be viewed holistically with at least D2.1 where are we based on the discussion a couple of weeks ago. How does this relate to open space, parking, etc. The Board did not get the report on this project until this afternoon. He is certainly in no position to vote on this tonight. He would like to review a presentation on where commercial building stands. We will keep the written comment open regarding the building portion of D2 though tomorrow at noon. The written comment period regarding the alleyway will close at noon on April 26th.</p> <p>Daniel Bartman: We are expecting a presentation at the next meeting with all written comments considered.</p> <p>Michael Capuano made a motion to continue the application. Seconded by Joe Favaloro. Motion approved 4-0.</p>	



10 Prospect Street (PB 2019-04)	
Applicant:	Union Square RELP Master Developer LLC
Property Owner:	The City of Somerville and the Somerville Redevelopment Authority
Agent:	Not Available
Legal Notice:	Applicant, Union Square RELP Master Developer LLC and Owners, the City of Somerville and the Somerville Redevelopment Authority, seek Design & Site Plan Review under SZO §5.4 and SZO §6.8 to construct a commercial building on Block D2 (as identified in the Union Square Revitalization Plan and the Union Square Neighborhood Plan) as proposed in the previously approved Coordinated Development Special Permit. TOD 100 underlying zoning district. Union Square Overlay District and CC7 sub district. Ward 2.
Date(s) of Hearing(s):	4/4, 4/18
Staff Recommendation:	None at this time.
PB Action:	Voted on April 18, 2019 to continue the application to May 2, 2019.
Minutes:	No further discussion.

New Cases That Will Be Heard:

102-104 Broadway: (PB 2019-12)	
Applicant:	Gauchao Brazilian Cuisine, LLC
Property Owner:	Luis A. & Blanca M. Morales
Agent:	Richard D. Giralamo
Legal Notice:	Applicant, Gauchao Brazilian Cuisine, LLC, and Owners, Luis A. & Blanca M. Morales, seeks a special permit under SZO §6.1.22 to expand the existing restaurant into the adjacent market and a special permit under SZO §9.13 for parking relief. CCD-55 Zone. Ward 1.
Date(s) of Hearing(s):	4/18
Staff Recommendation:	Conditional approval
PB Action:	Voted on April 18, 2019 to continue the application to May 2, 2019
<p>Anne Vigorino provided an overview of the project.</p> <p>Jenn Atwood of East Somerville Main Street: In support of this project. She does not see parking an issue as this brings mostly foot traffic.</p> <p>Lewis Verano of Shore Hill Drive: In support of this project.</p> <p>Joseph Favaloro: Is a few blocks away from this establishment. He is a strong supporter of full service restaurants bringing new life to the area. He is concerned about parking. He would like a creative solution. Or perhaps the applicant can attempt to provide off street parking.</p> <p>Dorothy Kelly Gay: Echoes Joes concerns regarding parking. The Planning Board has to be consistent. The parking is essential. She is not against the proposal however; she would encourage the owners to seek off-street parking for a small number of cars.</p> <p>Michael Capuano: Echoes his colleagues. Have you looked at finding some offsite parking? Several other applicants have done that. We want this project to go forward, so please do your due diligence. This Board is happy to grant the special permit however we don't want to do this without the Applicant having exhausted all of their options.</p> <p>Michael Capuano made a motion to continue the application with conditions. Seconded by Joe Favaloro. Motion approved 4-0.</p>	

Other Business

ADOPTION OF A NEW SOMERVILLE ZONING ORDINANCE TO SUPERSEDE THE CURRENT ZONING ORDINANCE AS ORIGINALLY ADOPTED ON MARCH 23, 1990.

- *The Planning Board provided the same recommendation as the March 12, 2019 hearing.*

A proposed amendment to the Somerville Zoning Ordinance related to the protection of Significant Trees.

- *Mark Niedergang provided a statement. He is hoping this will prevent developers from clear cutting properties. The Planning Board provided the same recommendation as the March 12, 2019 hearing.*

A proposed amendment to the Somerville Zoning Ordinance, submitted by 18 registered voters, to add a new Section 17.8, regarding open space requirements for mid-rise and high-rise buildings.

- *The Planning Board provided the same recommendation as the March 12, 2019 hearing.*

A proposed amendment to the Somerville Zoning Ordinance regarding Useable Open Space.

- *The Planning Board provided the same recommendation as the March 12, 2019 hearing.*

*Joseph Favaloro has listened to the tape regarding the March 12th joint hearing.

- Meeting Minute Approval
 - February 21, 2019 meeting minutes – *Approved.*
 - March 7, 2019 meeting minutes- *Approved.*

Plans and reports are available at the City of Somerville website at the following link:
<https://www.somervillema.gov/departments/ospcd/planning-and-zoning/reports-and-decisions>